

**4-902A. Resident's seven-day notice of abatement or termination of rental agreement**

**(Uniform Owner-Resident Relations Act).**

[Sections 47-8-27.2 and 47-8-37 NMSA 1978]

**RESIDENT'S SEVEN-DAY NOTICE OF ABATEMENT OR TERMINATION**

**OF RENTAL AGREEMENT<sup>1</sup>**

*(Uniform Owner-Resident Relations Act)*

To: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
*(include name and unit number if applicable)*

\_\_\_\_\_, New Mexico \_\_\_\_\_ *(zip code)*. You are

notified that you have breached the rental agreement or the Uniform Owner-Resident Relations Act concerning the premises at:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ *(include name and unit number if applicable)*

\_\_\_\_\_, New Mexico \_\_\_\_\_ *(zip code)*,

in that

*(check all that apply)*

[ ] You failed to make repairs and do whatever is necessary to put and keep the premises in a

safe condition as provided by applicable law and rules and regulations;

- [ ] You failed to keep common areas of the premises in a safe condition;
- [ ] You failed to maintain in good and safe working order and condition electrical, plumbing, sanitary, heating, ventilating, air conditioning or other facilities and appliances supplied by you;
- [ ] You failed to provide and maintain appropriate receptacles for the removal of garbage and other waste and arrange for their removal from the appropriate receptacle;
- [ ] You failed to supply running water and a reasonable amount of hot water at a reasonable temperature at all times;
- [ ] The dwelling I rent from you does not substantially comply with the minimum housing codes that materially affect health and safety.

Specifically, the condition which needs to be remedied is as follows:

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*(describe the condition specifically and in detail. Attach additional pages if necessary.)*

This condition materially affects the health and safety or habitability of the dwelling I rent.

If reasonable steps are not taken to correct this condition within seven (7) days from the date of delivery set out below, I will:

*(check only one)*

☐ Reside in the dwelling and withhold one-third of my [~~monthly~~] daily rent until the condition is corrected;

☐ Temporarily move from the dwelling and withhold all of my rent until the condition is corrected;

☐ Terminate the rental agreement and vacate the dwelling.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_

Resident

#### Service of notice

☐ personally delivered to owner

☐ posted and mailed

☐ mailed

☐ mailed certified mail

☐ Delivered ☐ posted:

Mailed:

Time: \_\_\_\_\_

Time: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

By2: \_\_\_\_\_

By2: \_\_\_\_\_

### **USE NOTE**

1. The party giving notice should retain two (2) copies for possible court action.
2. Include the name of the person delivering, posting or mailing the notice.

[Approved, effective March 1, 2000; as amended by Supreme Court Order No. 08-8300-019, effective August 4, 2008.]